

2006-021200

Klamath County, Oregon



00006900200600212000040044

10/23/2006 10:28:59 AM

Fee: \$56.00

RECORDING REQUESTED BY:

GRANTOR: Shasta Livestock
Auction Yard, Inc.

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
SEP 01 2006

BY: *JB*

36
2015

Return to: Pacific Power
1950 Mallard Lane
Klamath Falls, Oregon 97601

CC#: 11176 WO#: 02685404

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Shasta Livestock Auction Yard, Inc., ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 20 feet in width and 105 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchor, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits, along the general course now located by Grantee on, over or under the surface of the real property of Grantor in Klamath County, State of Oregon, more particularly described as follows and as more particularly described and/or shown on Exhibit(s) A and B attached hereto and by this reference made a part hereof:

Said property generally located in the NW 1/4 of Section 15, Township 39S, Range 10E, of the Willamette Meridian and more specifically described in Volume M03, Page 43977 in the official records of Klamath County.

Assessor's Map No.

Tax Parcel No.

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns. DATED this 25 day of Aug, 2006.

Ellington A. Peck
Grantor(s) Shasta Livestock Auction Yard, Inc.

Grantor(s)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

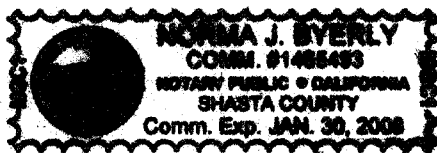
State of CALIFORNIA }
County of SHASTA } ss

On AUGUST 25, 2006 before me, NORMA J BYERLY, NOTARY PUBLIC
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared ELLINGTON ANDY PECK
Name(s) of Signer(s)

☐ personally known to me ~ OR ~ ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed this instrument

WITNESS my hand and official seal.



Norma J Byerly
SIGNATURE OF NOTARY

Property Description

201 JUN 26 PM 11:02



WTC - 60791 KR

Vol M03 Page 43977

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
SHASTA LIVESTOCK AUCTION, INC., A
CALIFORNIA CORPORATION
P.O. BOX 558
COTTONWOOD, CA 96022

State of Oregon, County of Klamath
Recorded 06/26/2003 11:02 a.m.
Vol M03 Pg 43977
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

SHASTA LIVESTOCK AUCTION, INC., A
CALIFORNIA CORPORATION
P.O. BOX 558
COTTONWOOD, CA 96022

Escrow No. MT60791-KR

WARRANTY DEED

BETTY J. VINING and PIERRE G. VINING, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to SHASTA LIVESTOCK AUCTION YARD, INC., A CALIFORNIA CORPORATION and BAILEY LIVESTOCK AUCTION, INC., AN OREGON CORPORATION, EACH AS TO AN UNDIVIDED 1/3 INTEREST, Grantee(s) and grantor's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcel 1:

The E1/2 of the W1/2 of the W1/2 of the W1/2 of Section 15, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, lying North of Highway 140, also known as Klamath Falls - Lakeview Highway.

Parcel 2:

The E1/2 of the E1/2 of the W1/2 of the NW1/4 and that portion of the E1/2 of the E1/2 of the NW1/4 of the SW1/4 of Section 15, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, that lies North of Highway 140, also known as Klamath Falls - Lakeview Highway.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$35,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 11th day of June, 2003.
BY Betty J. Vining
BY Pierre G. Vining
X BY Reginald R. Davis Attorney in Fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 11, 2003 by REGINALD R. DAVIS AS ATTORNEY-IN-FACT FOR BOTH BETTY J. VINING and PIERRE G. VINING.



My commission expires 11/16/2003

CC#: 11176

WO#: 2685404

NAME: HITT

DRAWN BY: HINKEL

EXHIBIT B

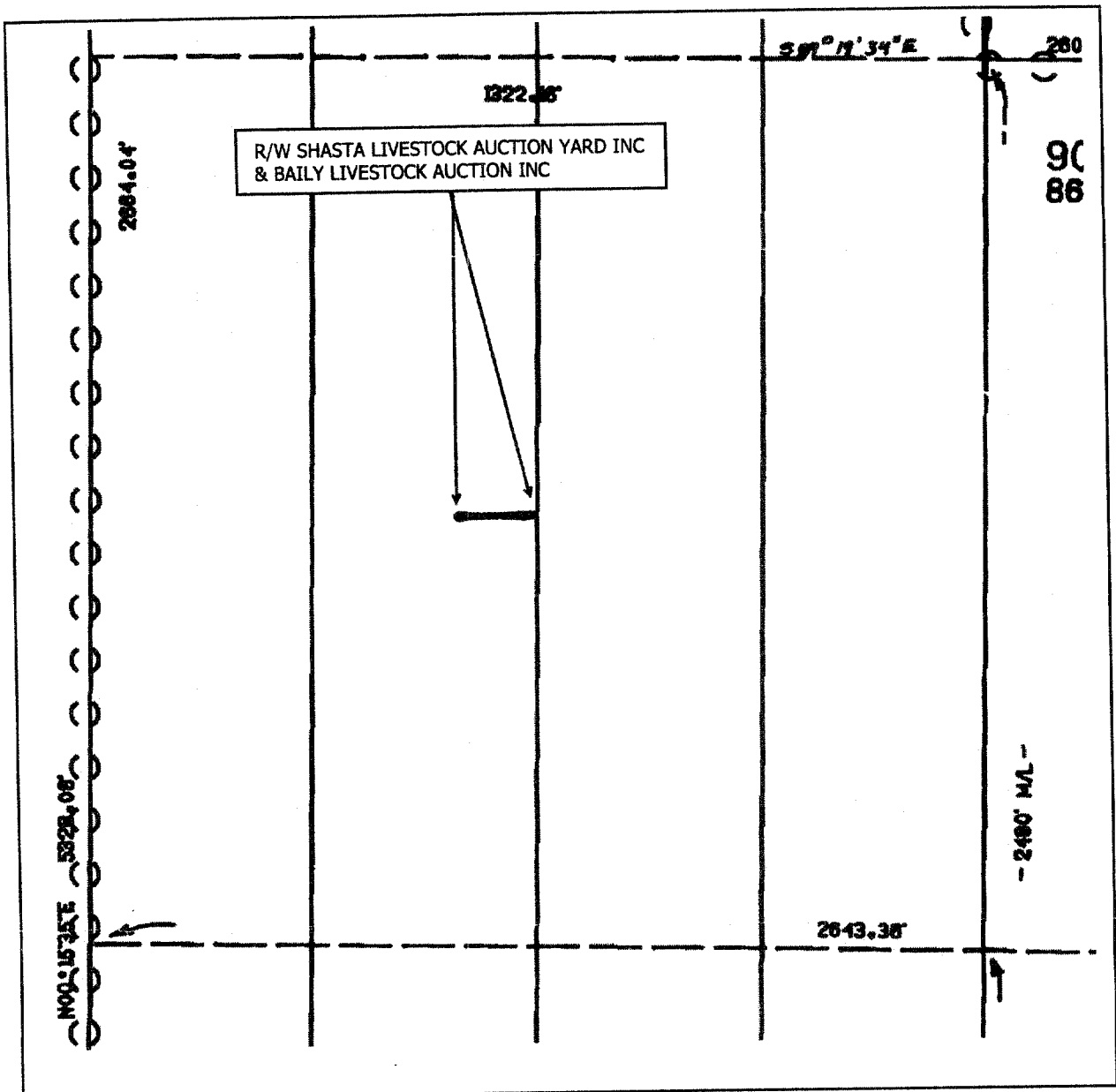
PacifiCorp

SCALE: NTS

SHEET 1 OF 1

Property Description

Section: E 1/2, W 1/2, W 1/2, W 1/2 S15 Township: 39S Range: 10E
WILLAMETTE Meridian
County: KLAMATH State: OREGON
Parcel Number: _____



CC#:11176	WO#:2685404
Landowner Name: SHASTA & BAILEY	
Drawn by: HINKEL	
EXHIBIT A	

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

PacifiCorp

SCALE: NTS